097.0	0002	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,253,000	/	1,253,000
USE VALUE:	1,253,000	/	1,253,000
ASSESSED:	1,253,000	/	1,253,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELKONIAN FAREJ YEPREM
Owner 2:	MELKONIAN VANA
Owner 3:	
Street 1:	24 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTOS MARCIA C & JOSEPH M -
Owner 2:	-
Street 1:	24 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,925 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Brick Veneer Exterior and 3867 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9925.000	750,600		502,400	1,253,000
Total Card	0.228	750,600		502,400	1,253,000
Total Parcel	0.228	750,600		502,400	1,253,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.07 | /Parcel: 324.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63344
GIS Ref	
GIS Ref	
Insp Date	11/05/18

!7910!

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0002-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	750,300	0	9,925.	502,400	1,252,700	1,252,700	Year End Roll	12/18/2019
2019	101	FV	557,400	0	9,925.	502,400	1,059,800	1,059,800	Year End Roll	1/3/2019
2018	101	FV	557,400	0	9,925.	430,700	988,100	988,100	Year End Roll	12/20/2017
2017	101	FV	557,400	0	9,925.	401,900	959,300	959,300	Year End Roll	1/3/2017
2016	101	FV	557,400	0	9,925.	344,500	901,900	901,900	Year End	1/4/2016
2015	101	FV	543,700	0	9,925.	308,600	852,300	852,300	Year End Roll	12/11/2014
2014	101	FV	543,700	0	9,925.	285,700	829,400	829,400	Year End Roll	12/16/2013
2013	101	FV	552,800	2000	9,925.	272,400	827,200	827,200		12/13/2012

PRINT

Date	Time
12/10/20	22:30:37

LAST REV

Date	Time
12/09/20	14:07:20
danam	
7910	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOS MARCIA C	75450-142	1	8/25/2020		1,450,000	No	No		
CRANE PAUL R/ET	28579-157		5/15/1998		455,000	No	No		Y

USER DEFINED

Prior Id # 1:	63344
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1270	Heat App	45,000	C				
10/25/2018	1598	New Wind	12,500	C				
11/16/2011	1511	Redo Bat	21,000	C				REDO 2 BATHS
9/11/2008	1021	Redo Kit	42,420			G10	GR FY10	
7/2/2007	520	Wood Dec	9,000			G9	GR FY09	9 x 12 deck

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
11/5/2018	MEAS&NOTICE	BS	Barbara S
3/13/2013	Inspected	BR	B Rossignol
6/4/2012	Info Fm Prmt	BR	B Rossignol
6/18/2009	Measured	189	PATRIOT
11/17/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9925		Sq. Ft.	Site		0	70.	0.72	4									502,422						502,400	

Total AC/HA: 0.22785 | Total SF/SM: 9925 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 502,422 | Spl Credit | Total: 502,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06079805
Const Adj.:	1.02979398
Adj $ / SQ:	136.550
Other Features:	108000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	841524
Depreciation:	90885
Depreciated Total:	750640

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

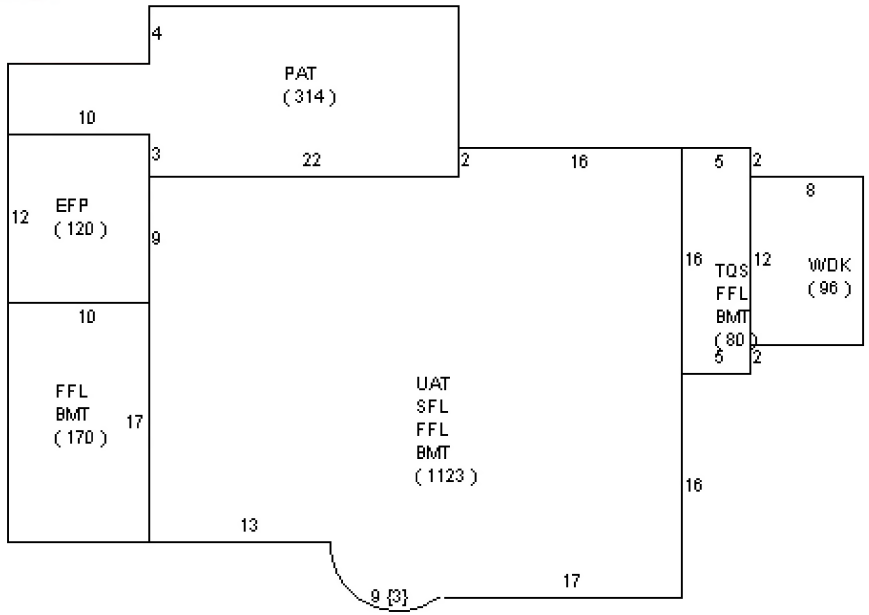
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	199.36
Special Features:	0	Val/Su Net:	158.35
Final Total:	750600	Val/Su SzAd	293.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,373	60.940	83,665
FFL	First Floor	1,373	136.550	187,484
SFL	Second Floor	1,123	136.550	153,346
PAT	Patio	314	3.550	1,114
UAT	Upper Attic	281	95.590	26,836
EFP	Enclos Porch	120	51.400	6,168
WDK	Deck	96	16.480	1,582
TQS	3/4 Story	60	136.550	8,193
	Net Sketched Area:	4,740	Total:	468,388
Size Ad	2556	Gross Are	5602	FinArea 3867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0002-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	